



GRASSROOTS
REALTY GROUP

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11801 86A Street
Grande Prairie, Alberta

MLS # A2139217



\$464,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: None

Discover this spacious 2-storey home with 1825 sqft above grade in the tranquil neighborhood of Copperwood, perfectly positioned with no rear neighbors and backing onto lush green space. The main level boasts a welcoming entryway, an open concept kitchen with a cozy fireplace in the living area, a convenient half bath, and a laundry room. Upstairs, enjoy the expansive bonus living room, three bedrooms including a luxurious master ensuite, and an additional bathroom. The fully finished basement features a generous living room, two extra bedrooms, and a full bath. With large windows throughout, this home is bathed in natural light and fresh air. The landscaped yard, fenced, and a two-tier deck. Brand new light fixtures, freshly painted, professionally cleaned, newer kitchen appliances & washer & dryer, New Hot water tank 2023!! Completely stunning property with 5 beds, 3.5 bath & 3 living rooms! Hurry!! Schedule your viewing today with your favorite realtor!